



POETS ROAD, LONDON, N5
£800,000 SHARE OF FREEHOLD

**BEAUTIFUL SPLIT LEVEL 3 BEDROOM APARTMENT,
SET ON A TREE LINED STREET MOMENTS FROM
NEWINGTON GREEN AND CANONBURY**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

Set in this attractive period conversion is this stunning three-bedroom, two bathroom share of freehold flat. The property is set on the first and second floor off this converted Victorian terrace. The flat is finished to a high spec with a large open plan living kitchen area, flooded with natural light. There is a large master bedroom with en-suite and a further two double bedrooms, neatly separated by a three piece bathroom suite. The property perfectly blends character with contemporary design.

Poets Road is a quiet, tree-lined residential street in Canonbury, providing excellent access to Clissold Park. The property is also close to the popular cafes, restaurants, and bars in Newington Green, Highbury Park, and Stoke Newington Church Street. For transport, Canonbury Station (London Overground) is nearby, with additional bus routes available from Green Lanes and Newington Green. The nearest Underground station is Highbury & Islington, offering Victoria Line and National Rail services.

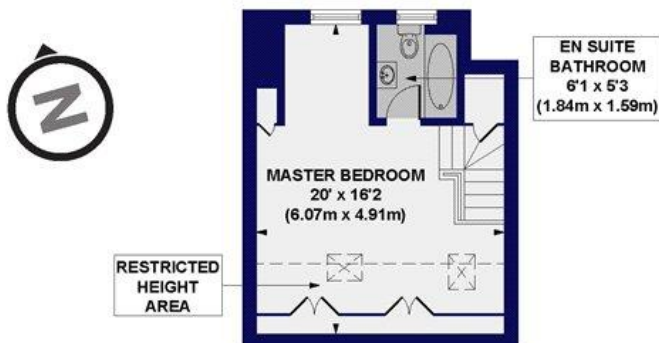
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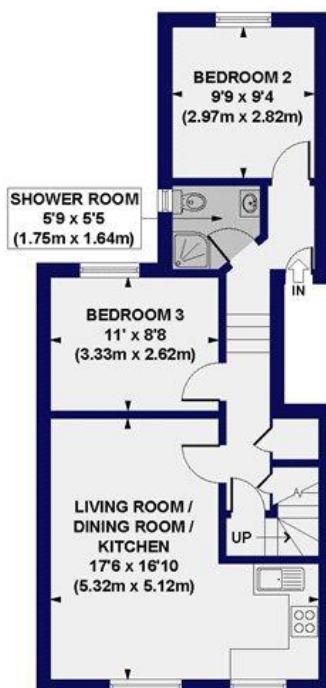
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Approx. Gross Internal Floor Area 881sq. ft / 81.88 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 809 sq. ft / 75.14 sq. m (Excluding Restricted Height Area)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 311 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 570 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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